

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, FEBRUARY 14, 2022**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE:

The City Council Meeting was called to order at 7:02 pm by Mayor Keough and was held at 3515 Broad Street.

B. ROLL CALL:

Sanam Arab – Present
Paul Cousins – Present
Donna Fisher – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Mayor Shawn Keough – Present

Student Representatives:
Alex Gilbert – Present
Eren Buyukbozkirli – Present

Also attending: Justin Breyer, City Manager and City Clerk; Dan Schlaff, Public Services Superintendent; Tim Stewart, Assistant Public Services Superintendent; Josh Tanghe, Assistant to the City Manager; Pamela Weber, Recording Secretary; Robert Smith, Dexter Area Fire Department Chief; residents; and media

Patrick Droze, OHM Advisors; Michelle Aniol, Community Development Manager; Marie Sherry, Finance Director/Treasurer; Stacie Serdar, OHM Advisors; residents; and media attending remotely

C. APPROVAL OF THE MINUTES:

1. City Council Work Session – January 24, 2022
2. Regular City Council Meeting – January 24, 2022
3. City Council Work Session – January 29, 2022

Motion Fisher; support Cousins to approve the minutes of the January 24, 2022 Work Session, January 24, 2022 Regular Meeting, and January 29, 2022 Work Session with the following changes:

- January 24, 2022 Regular Meeting Minutes, Declaration of Conflicts of Interest – correct the spelling of Carlisle-Wortman.
- January 24, 2022 Regular Meeting Minutes, Council Comments – correct the spelling of "Rollin" from Council Member Arab's comments.

- January 24, 2022 Regular Meeting Minutes, Council Comments – remove "No comments," from Alex Gilbert's comments.

Ayes: Arab, Michels, Fisher, Hubbard, Cousins, Griffin, Keough

Nays: None

Motion carries

D. PRE-ARRANGED PARTICIPATION:

1. Sheri Montoye, Faith In Action

- Sheri Montoye and Aubrey Petino from Faith in Action provided an update on the progress of the Hilltop View development. She reported that applicants are being processed including Veterans and those coming out of homelessness. The partnership with Avalon is going well. A part-time social worker has been hired, local families and businesses are helping to outfit the apartments and all of the volunteers have been amazing.
- Wendy Carty-Saxon with Avalon Housing reported that the project is nearing substantial completion. She provided the breakdown of unit types and provided information on the community center and a food pantry. The final inspections will likely be completed on the last three buildings soon. Tenants may start moving in sometime in March.

E. APPROVAL OF AGENDA:

Motion Fisher; support Arab to approve the Agenda as presented.

Ayes: Griffin, Cousins, Fisher, Michels, Hubbard, Arab, Keough

Nays: None

Motion carries

F. DECLARATION OF CONFLICTS OF INTEREST:

Council Member Michels indicated that he would abstain from the consent agenda due to a payment to his employer, Carlisle-Wortman.

G. PUBLIC HEARINGS:

None

H. NON-ARRANGED PARTICIPATION:

Ryan Heyard, 3577 Shaw Ct., reported that he is a board member for Avalon Housing and a Dexter community member, said he is incredibly impressed with all the work that has gone into making the Hilltop View housing community beautiful and clean. He thanked City Council for supporting this project and leading with hearts and heads. Mr. Heyard stated he hopes the Dexter community will help the new neighbors feel at home.

I. COMMUNICATIONS:

1. Upcoming Meeting List

No changes

J. REPORTS:

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff provided his written report as per packet. Mr. Stewart provided the following updates to the department's three-week report:

- The water main breaks are expensive to repair, in part, due to the amount of frost the crews had to dig through. Dexter utilizes five different companies to handle these types of emergencies, based on cost and emergency availability.
- The snow removal process can be initiated by staff, the police department, and the Washtenaw County Road Commission. The Sheriff can initiate because they are out driving and know the road conditions. They start treating the major roads first, then downtown, then sidewalks. It depends on when the snow starts and the amount of snow and/or ice accumulation. If snow fall is significant, then the DPW works on main roads and subdivision roads so residents can get out.
- A Council Member asked that staff work with Washtenaw County on clearing the sidewalks near the roundabouts.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet. Ms. Aniol provided the following updates:

- Wanted to clarify a statement from a past report that the Huron River Dr. property potentially wanting annexation into the City from Webster Township has not moved beyond questions from the owners. Staff will provide a copy of the 425 Agreement to Council for their next meeting.
- The Washtenaw County Road Commission has requested a meeting with the City to discuss the Dexter-Chelsea Rd. roundabout.
- I enjoyed being on the Lucy Ann Lance radio show.
- Please provide your questions on zoning ordinance changes as soon as possible. There will likely be a special meeting in March for Planning Commission.
- I would like to make sure that Council is moving at the same pace as the Planning Commission regarding the proposed zoning changes.

3. Board, Commission, & Other Reports- "Bi-annual or as needed"

None

4. Subcommittee Reports

None

5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following updates:

- We are working toward full staffing.
 - An offer was made for the Associate Planner. She will begin part-time in March then full-time in April when finished with graduate school.
 - A new Assessing Assistant started today.
 - Brenda Tuscano was promoted to Utility Billing Clerk, and her old position is open.
 - The Recreation Coordinator position is posted.
- A notice of right of way tree trimming starting in Huron Farms and Dexter Crossing went out to residents.
- The community garden sign looks nice. It is 2' x 4'. We are on track for a spring opening of the garden again. It remains on the property of DTE, which is a bit over two acres.

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet. Mr. Keough provided the following updates:

- The second goal setting workshop is coming up in two weeks.
- The City Manager review date is tentatively set for April 6th.
- Mayor Keough is forwarding contact information for a party interested in the Broad Street property to Ms. Aniol.
- The second interview for Fire Chief is upcoming.
- Mayor Keough cannot attend the Parks/Recreation meeting tomorrow night. Ms. Griffin and student representative Alex Gilbert will be in attendance. The Mayor's suggestions regarding the Mill Creek North Park are: keep it tranquil and not overdeveloped, make it accessible with adequate parking and utilize the hillside for a unique feature.
- The Mayor is unable to attend the WATS Committee meeting on March 16th due to a prior commitment. He will be asking Council to consider appointing an alternate to the WATS Policy Committee. That request will be added to the agenda for February 28, 2022 to modify Council Organizational Matters to include an alternate for this committee.

7. Council Member Reports

None

K. CONSENT AGENDA:

1. Consideration of: Bills & Payroll in the amount of: \$542,385.78
2. Consideration of: Proposal from BS&A for Staff Training for an Amount not to Exceed \$6,650
3. Consideration of: FY 2021-22 Budget Amendments
4. Consideration of: Proposal from Raymer to Perform Preventative Maintenance on High Service Pump #2 and Well #3 for an Amount not to Exceed \$30,615
5. Consideration of: Emergency Repair Services by Watertap for Hudson Street Water Main Break for an Amount not to Exceed \$8,600

Motion Fisher; support Cousins to approve items 1-5 of the Consent Agenda.

Ayes: Cousins, Arab, Hubbard, Griffin, Fisher, Keough

Abstain: Michels

Nays: None

Motion carries

L. UNFINISHED BUSINESS-Consideration and Discussion of:

None

M. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: 3515 Broad St. Recommendation for Renovations

Motion Fisher; support Hubbard to approve the bid award of City Hall Improvements and Elevator Package to Axiom Construction Services Group for an Amount not to Exceed \$980,000.

Ayes: Cousins, Fisher, Arab, Hubbard, Keough

Nays: Griffin, Michels

Motion carries

2. Consideration of: Construction Engineering Proposal for Second Street Water Main and Sidewalk Project from OHM Advisors for an Amount not to Exceed \$98,500.

Motion Cousins; support Fisher to approve the proposal from OHM Advisors for construction engineering for the Second Street Water Main and Sidewalk Project in an amount not to exceed \$98,500.

Ayes: Fisher, Arab, Hubbard, Griffin, Michels, Cousins, Keough

Nays: None

Motion carries

3. Discussion of: Road Intersections – OHM Advisors Tasks 3 and 4

City Council discussed the following related to a proposal provided by OHM Advisors to perform specific road and sidewalk-related tasks:

- Staff provided background on the item. At the January 10, 2022 City Council meeting, City Council reviewed a proposal from OHM Advisors that included quotes for four (4) requested tasks. Tasks one and two for intersection and signal evaluation from OHM were approved. The other two tasks, were included as part of the same proposal, but were not approved at that meeting.
- Task 3 included an evaluation of traffic signal timing at Dexter Ann Arbor Road and Meadow View Drive (Mill Creek School)
 - Can the school expand the turn in area to help with stacking of vehicles on Dexter AA Road both East and Westbound?
- Task 4 included converting 5th Street at Dover Street into a 4-way stop.
 - Possible highlighting of the bike lanes with green paint and painting the curb extensions. Both give the impression of narrower streets.
 - More police enforcement.
 - Learn more about the “Chelsea POP” demo to calm traffic.
 - Purchase additional radar signs that flash driver speed.

4. Discussion of: Community Survey

City Council discussed the following related to a proposed community survey:

- Worded portions of the survey differently, putting demographic questions at the end versus the beginning and reviewing some of the instructions/technical logic built into the questions.
- Look at prioritizing the questions and look at whether or not we need the feedback on particular questions or can certain questions be eliminated.
- How frequently Council is interested in releasing surveys.
- We should not include survey questions for things in which action cannot be taken within the same year.
- This survey was supposed to help form City Council goals. Maybe we should have one related specifically to the budget and another general survey.
- We are already engaging with our community. Are there topics we want to better inform ourselves on as we set our goals for the year? That is the purpose of the survey. Customer service questions are not a problem.
- Council Members were asked to provide input by the next meeting.

N. COUNCIL COMMENTS: (paraphrased or summarized by Recording Secretary)

Michels: I would like to see a connecting sidewalk at the Avalon Housing development as there is nothing currently planned. If we do not have to provide space for the sheriff department, maybe we should not. My no vote for awarding the City Hall renovation bid is due to the potential \$260,000 gap without a concrete plan to make up the difference.

Cousins: None.

Fisher: Shared a story about a water main break that occurred a number of years ago.

Hubbard: The City staff did a great job helping us keep the cost down for the City Hall renovations.

Arab: It was great to hear from Avalon about the housing project and heartwarming to hear about all of the support being provided.

Griffin: None.

Student Representatives: None.

Gilbert: None.

Buyukbozkirli: Hope your surgery goes well Mr. Breyer.

O. NON-ARRANGED PARTICIPATION:

None

P. ADJOURNMENT:

Motion Fisher; support Griffin to adjourn the meeting at 9:49 pm.

Unanimous voice vote approval.
Respectfully submitted,

Justin Breyer
City Manager and City Clerk

Approved for Filing: _____